



Mayfield Avenue, Farnworth, Bolton, BL4 9NY

Offers in the Region Of £187,500

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL MODERNISATION AND REFURBISHMENT! PRICED ACCORDINGLY! FREEHOLD! A very spacious extended 2 bedroom semi detached true bungalow with a driveway and a garage located on Mayfield Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature electric fire and surround, a smaller second reception to the rear, a spacious kitchen, a family bathroom, 2 Bedrooms, a very spacious double sized Master bedroom and 1 single bedroom, a double glazed conservatory to the rear and a large rear garden with a patio area and a grass lawn. Comes with double glazed windows and doors throughout. Close by to the centre of Farnworth, Bolton Hospital and the M60 motorway junction. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Lobby 4' 0" x 6' 7" (1.21m x 2.0m)

The entrance lobby to the front of the property. A double glazed entrance door and window are fitted to the front aspect.

Lounge 16' 1" x 12' 6" (4.91m x 3.82m)

A very spacious lounge to the front of the property, with a feature electric fire and surround. A double glazed window is fitted to the front aspect.

Reception Room 2 13' 1" x 9' 1" (4.00m x 2.76m)

A smaller second reception room to the rear of the property. Fitted with a pair of double glazed patio doors to the rear aspect, leading into the conservatory.

Kitchen 16' 9" x 8' 7" (5.1m x 2.62m)

A very spacious kitchen to the rear of the property.

Family Bathroom 5' 3" x 6' 2" (1.60m x 1.87m)

A Family bathroom with a basin, toilet and a shower cabinet. A double glazed window is fitted to the side aspect.

Master bedroom 13' 5" x 12' 2" (4.09m x 3.71m)

A very spacious double sized Master bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect.

Bedroom 2 8' 7" x 9' 4" (2.61m x 2.85m)

A single sized bedroom. Fitted with a double glazed window to the side aspect. (Image to follow)

Rear Garden

A spacious rear garden with a patio area and a large grass lawn.

Conservatory 9' 0" x 8' 1" (2.75m x 2.47m)

A large double glazed Conservatory to the rear.



